

**Brookfield**  
Properties

# 1601-1603 Steel Road

Colton, CA

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Brookfield Properties is pleased to announce the addition of 1601-1603 Steel Road in Colton, California to its U.S. logistics portfolio.

Located in the heart of the Inland Empire at the intersection of I-10 and I-215, the two Class A buildings total 330,634 square feet feature 30' clear height with ESFR sprinklers, ample dock-high loading, and large, secured truck yards.

There is currently 169,143 square feet available for immediate occupancy at 1603 Steel Road, where improvements underway include brand-new office space and additional dock-high loading to complement the existing oversized secured truck court. Additionally, there is near term leasing opportunity for the 161,491 square feet at 1601 Steel Road in 2021.

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“This acquisition aligns with our investment strategy of aggregating high-quality, well-located assets across the country. This is a strategic value-add investment that will seek to capitalize on the Inland Empire’s historically low vacancy.”

— Paul Jones, *VP - Investments*

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Southern California is a target Global Gateway market for our growing Logistics business, and we continue to seek opportunities for both acquisition and development. Over the past twelve months, we have added eleven new properties totaling over 3.1 million square feet to the portfolio, bringing our Southern California portfolio to 35 assets comprising 5.9 million square feet.

Brookfield Properties is a fully integrated, global real estate services company, providing industry-leading development and portfolio management capabilities across the real estate investment strategies of Brookfield Asset Management - a global alternative asset manager with approximately \$550 billion in assets under management. Over the past twelve months, we have added over \$1.4 billion of Logistics properties to our U.S. portfolio.

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For more information please contact [Brian Gagne](#) or [Paul Jones](#). For Leasing opportunities, please contact [Joonas Partanen](#). You may also visit our website at: [brookfieldproperties.com/logistics](https://brookfieldproperties.com/logistics)